



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

21 Karrum Karrum Court Narre Warren South VIC 3805

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$500,000

Median Sale Price

\$646,750 Houses in Narre warren south between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



71 Strathaird Drive Narre Warren South VIC 3805

3 2 2

Sold Price **\$503,000** Sold Date **04-Dec-18**

Distance **0.67km**



2 Crabill Walk Narre Warren South VIC 3805

3 2 3

Sold Price **\$530,000** Sold Date **28-Nov-18**

Distance **0.93km**



11 Culcairn Court Narre Warren South VIC 3805

3 2 2

Sold Price **\$528,000** Sold Date **03-Nov-18**

Distance **1.99km**

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